

Our Case No. 21-03389-FC

FILED FOR RECORD

2022 APR 29 AM 9:33

**APPOINTMENT OF SUBSTITUTE TRUSTEE  
and NOTICE OF TRUSTEE SALE**

DIANE GONZALES  
ATASCOSA COUNTY CLERK

BY LC DEPUTY.

THE STATE OF TEXAS  
COUNTY OF ATASCOSA

**Deed of Trust Date:**  
June 1, 2017

**Property address:**  
485 WESTERN AVE  
LEMING, TX 78050

**Grantor(s)/Mortgagor(s):**  
JAMES RONALD FULLER JR., MARRIED MAN

**LEGAL DESCRIPTION: Exhibit "A"**

**Tract 1**

BEING 0.94 acres of land, more or less, out of the Thomas Galt Survey No. 1334, Abstract 286, in the Town of Leming, Atascosa County, Texas, and being that same property described in the Warranty Deed recorded in Volume 176, Page 516, Official Public Records, Atascosa County, Texas. Said 0.94 acres, more or less, being more particularly described by metes and bounds, as Tract 1, in Exhibit "A-1" attached hereto and made a part thereof for all purposes.

**Tract 2**

BEING all of that certain 1.165 acres of land, more or less, out of the Thomas Galt Survey No. 1334, Abstract 286, in the Town of Leming, Atascosa County, Texas, being the same property described in the Warranty Deed recorded in Document No. 125196, Official Public Records, Atascosa County, Texas, and being more particularly described by metes and bounds, as Tract 2, in Exhibit "A-1" attached hereto and made a part thereof for all purposes; LESS HOWEVER those portions of a certain fifteen foot (15') wide easement, lying within said Tract 2. Said easement being more particularly described by metes and bounds in Exhibit "B-1" attached hereto and made a part hereof for all purposes, and being approximately depicted as "Sorola Lane" on the plat attached hereto as Exhibit "C-1".

**EXHIBIT "A-1"**

**METES AND BOUNDS**

**TRACT 1:**

Being 0.940 acres of land, more or less, out of the Thomas Galt Survey No. 1334, Abstract 286, in the Town of Leming, Atascosa County, Texas, and being that same property described in the Warranty Deed recorded in Volume 176, Page 516, Official Public Records, Atascosa County, Texas, said 0.940 acres being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found for the southwest corner of the Frank Sorola, et ux called 1.17 acres (Document Number 125196), surveyed this same date as Tract 2, same being on the northeast line of the Servando Martinez, et ux tract (Deed of Record Not Found) and the southeast corner of the Robert Sorola, et ux remainder of 12-1/2 acres (Volume 505, Page 286-288), same also being the POINT OF BEGINNING;

THENCE along the line common to said Tract 2 and said Martinez Tract, South 70 degrees 34 minutes 49 seconds East (called South 70 degrees 33 minutes 04 seconds East), a distance of 157.08 feet to a point for the southwest corner of this 0.940 acres, same being the southwest corner of said Tract 2 and the POINT OF BEGINNING;

THENCE along the lines common to this 0.940 acres and said Tract 2, the following courses and distances:

North 17 degrees 27 minutes 38 seconds East (called North 17 degrees 12 minutes 11 seconds East), a distance of 301.79 feet (called 301.39 feet) to a point for the northwest corner of this 0.940 acres;

South 72 degrees 45 minutes 47 seconds East (called South 73 degrees 01 minutes 14 seconds East), a distance of 136.44 feet (called 136.51 feet) to a point for the northeast corner of this 0.940 acres, same being an angle corner of said Tract 2 and on the northwest Right-of-Way line of Western (Western Avenue per deed);

THENCE along the northwest Right-of-Way line of said Western, South 18 degrees 10 minutes 19 seconds West (called South 17 degrees 56 minutes 00 seconds West), a distance of 306.89 feet (called 307.88 feet) to a 1/2 inch iron rod to be set for the southeast corner of this 0.940 acres, same being the northeast corner of said Martinez Tract;

THENCE along the line common to this 0.940 acres and said Martinez Tract, North 70 degrees 34 minutes 49 seconds West (called North 70 degrees 14 minutes 00 seconds West), a distance of 132.71 feet to the POINT OF BEGINNING and containing 0.940 acres of land, more or less

TRACT 2:

Being 1.165 acres of land, more or less, out of the Thomas Galt Survey No. 1334, Abstract 286, in the Town of Leming, Atascosa County, Texas, and being that same property described in the Warranty Deed recorded in Document No. 125196, Official Public Records, Atascosa County, Texas, said 1.165 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the southwest corner of this 1.165 acres, same being on the northeast line of the Servando Martinez, et ux tract (Deed of Record Not Found) and the southeast corner of the Robert Sorola, et ux remainder of 12-1/2 acres (Volume 505, Page 286-288), same also being the POINT OF BEGINNING;

THENCE along the line common to this 1.165 acres and said Sorola remainder, the following courses and distances:

North 18 degrees 11 minutes 28 seconds East (called North 18 degrees 11 minutes 05 seconds East), a distance of 254.11 feet (called 254.18 feet) to a railroad spike found for an angle corner;

North 64 degrees 59 minutes 34 seconds East (called North 64 degrees 59 minutes 11 seconds East), a distance of 99.86 feet to a 1/2 inch iron rod to be set for an angle corner;

South 71 degrees 31 minutes 39 seconds East (called South 71 degrees 32 minutes 02 seconds East), a distance of 216.82 feet to a 1/2 inch iron rod found for the northeast corner of this 1.165 acres, same being an angle corner of said Sorola remainder and on the southwest Right-of-Way line of Western (Western Avenue per deed);

THENCE along the southwest Right-of-Way line of said Western, South 18 degrees 10 minutes 19 seconds West (called South 18 degrees 11 minutes 04 seconds West), a distance of 20.73 feet to a point for an angle corner, same being the northeast corner of the Frank Sorola called 0.94 acres (Volume 176, Page 516) and surveyed this same date as Tract 1;

THENCE along the lines common to this 1.165 acres and said Tract 1. the following courses and distances:

North 72 degrees 45 minutes 47 seconds West (called North 73 degrees 01 minutes 14 seconds West), a distance of 136.44 feet (called 136.51 feet) to a point for an angle corner, same being the northwest corner of said Tract 1;

South 17 degrees 27 minutes 38 seconds West (called South 17 degrees 12 minutes 11 seconds East), a distance of 301.79 feet (called 301.39 feet) to a point for the southeast corner of this 1.165 acres, same being the southwest corner of said Tract 1, and on the northeast line of said Martinez Tract;

THENCE along the line common to this 1.165 acres and said Martinez Tract, North 70 degrees 34 minutes 49 seconds West (called North 70 degrees 33 minutes 04 seconds West), a distance of 157.08 feet to the POINT OF BEGINNING and containing 1.165 acres of land, more or less.

EXHIBIT "B-1"

A 15-Foot Road Easement (Sorola Lane) Being Situated In The Town Of Leming In Atascosa County, Texas, Being Out Of Survey No. 1344, Abstract No. 286, Thomas Galt, Original Grantee, And Being Out Of A 12-1/2 Acre Tract Conveyed From Rafael S. Espinosa, Et Ux To Robert Sorola, Et Ux By Deed Dated June 15, 1979 And Recorded In Volume 505, Page 286 Of The Deed Records Of Atascosa County, Texas, And Being 7.5 Feet Left Of And Parallel To And 7.5 Feet Right Of And Parallel To The Centerline More Particularly Described As Follows:

BEGINNING: At A Railroad Spike Set In The West Line Of Western Street (60 Feet Wide) And The East Line Of Said 12-1/2 Acre Tract For The Northeast Corner Of A 1.17 Acre Tract (This Day Surveyed) And The East Terminus Of This Easement From Which A 5/8" Iron Pin Found For The Northeast Corner Of Said 12-1/2 Acre Tract Bears N 18° 11' 05" E 184.77 Feet;

THENCE: Into Said 12-1/2 Acre Tract With The North Line Of Said 1.17 Acre Tract And The Centerline Of This Easement As Follows:

N 71° 32' 02" W 216.82 Feet To A Railroad Spike Set For The Upper Northwest Corner Of Said 1.17 Acre Tract And An Angle Point Of This Tract;

S 64° 59' 11" W 99.86 Feet To A Railroad Spike Set For The Lower Northwest Corner Of Said 1.17 Acre Tract And The West Terminus Of This Easement From Which A 3/4" Iron Pin Set In The South Line Of Said 12-1/2 Acre Tract For The Southwest Corner Of Said 1.17 Acre Tract Bears S 18° 11' 05" W 254.18 Feet.

**Original Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,  
INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR  
MORTGAGE RESEARCH CENTER LLC DBA VETERANS  
UNITED HOME LOANS, ITS SUCCESSORS AND  
ASSIGNS

**Earliest Time Sale Will Begin:** 12:00 PM

**Current Mortgagee:**  
AMERIHOM MORTGAGE COMPANY, LLC

**Date of Sale:** JULY 5, 2022

**Property County:** ATASCOSA

**Original Trustee:** SCOTT R. VALBY

**Recorded on:** June 2, 2017  
**As Clerk's File No.:** 179724  
**Mortgage Servicer:**  
AMERIHOM MORTGAGE COMPANY, LLC

**Substitute Trustee:**  
Troy Martin, Deborah Martin, Alexis Martin, Cassie Martin,  
Shelby Martin, Vicki Rodriguez, Ramon Perez, Beatriz  
Sanchez, Amy Ortiz, Auction.com, Terri Martin

**Substitute Trustee Address:**  
c/o Marinosci Law Group, PC  
14643 Dallas Parkway, suite 750  
Dallas, TX 75254  
(972) 331-2300

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

The current Mortgagee and/or Mortgage Servicer under said Deed of Trust, according to the provisions therein set out does hereby remove the original trustee and all successor substitute trustees and appoints in their stead Troy Martin, Deborah Martin, Alexis Martin, Cassie Martin, Shelby Martin, Vicki Rodriguez, Ramon Perez, Beatriz Sanchez, Amy Ortiz, Auction.com, Terri Martin, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust, and, further, does hereby request, authorize and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the Mortgagee therein.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due and the owner and holder has requested to sell said property to satisfy said indebtedness

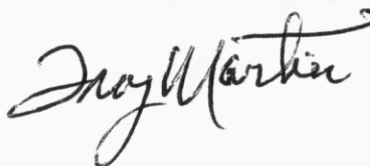
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, **JULY 5, 2022** between ten o'clock AM and four o'clock PM and beginning not earlier than **12:00 PM** or not later than three hours thereafter. The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will be conducted at the Atascosa County Courthouse, 1 Courthouse Circle Drive, Jourdanton, TX 78026 as designated by the Commissioners' Court, of said county pursuant to Section 51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

AMERIHOM MORTGAGE COMPANY, LLC, who is the Mortgagee and/or Mortgage Servicer of the Note and Deed of Trust associated with the above referenced loan. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the debt.

**ACTIVE MILITARY SERVICE NOTICE**

**Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**

WITNESS MY HAND, April 21<sup>st</sup> 2022



MARINOSCI LAW GROUP, PC

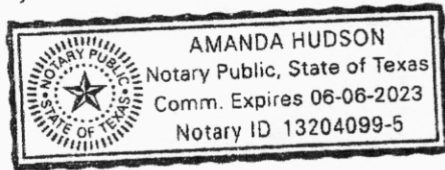
By: *[Signature]*  
SAMMY HOODA  
MANAGING ATTORNEY

THE STATE OF TEXAS  
COUNTY OF DALLAS

Before me, Amanda Hudson, the undersigned officer, on this, the 21<sup>st</sup> day of April 2022, personally appeared SAMMY HOODA, ☐ known to me, who identified herself/himself to be the MANAGING ATTORNEY of MARINOSCI LAW GROUP PC, the person and officer whose name is subscribed to the foregoing instrument, and being authorized to do so, acknowledged that (s)he had executed the foregoing instrument as the act of such corporation for the purpose and consideration described and in the capacity stated.

Witness my hand and official seal

(SEAL)



*[Signature]*  
Notary Public for the State of TEXAS

My Commission Expires: 6-6-2023  
Amanda Hudson  
Printed Name and Notary Public

Grantor: AMERIHOM MORTGAGE COMPANY, LLC  
425 PHILLIPS BOULEVARD  
EWING, NJ 08618  
Our File No. 21-03389

Return to: MARINOSCI LAW GROUP, P.C.  
MARINOSCI & BAXTER  
14643 DALLAS PARKWAY, SUITE 750  
DALLAS, TX 75254